



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. **Type of Action Requested:**
- ☐ Certified Survey Map Approval
 - ☐ Preliminary Plat Approval
 - ☐ Final Plat Approval
 - ☐ Replat
 - ☒ Comprehensive Development Plan **Amendment**

2. **Proposed Land Use** (Check all that Apply):

- ☐ Single Family Residential
- ☐ Two-Family Residential
- ☐ Multi-Family Residential
- ☒ Commercial/Industrial

3. **No. of Parcels Proposed:** 3

4. **No. Of Buildable Lots Proposed:** 2

5. **Zoning District:** A-S, Small Lot Agriculture

6. **Current Owner of Property:** William Dunn

Address: 6055 Whalen Road **Phone No:** (608) 212-9400

7. **Contact Person:** KL Engineering, Bill Biesmann

Email: bbiesmann@klengineering.com

Address: 5400 King James Way, Suite 200, Madison, WI 53719 **Phone No:** (608) 663-1218

8. **Submission of legal description** in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: [Signature] William N. Biesmann

Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____



Comprehensive Development Plan Amendment Three Stoner Prairie Neighborhood

Fitchburg, Wisconsin

August 21, 2018

Prepared For: Bill Dunn – Property Owner



PREPARED BY:

KL Engineering, Inc.
5400 King James Way, Suite 200
Madison, WI 53719
Phone: (608) 663-1218

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
2.0	PROPOSED DEVELOPMENT.....	1
2.1	Proposed Transportation Plan.....	1
2.2	Environmental Designations.....	2
2.3	Stormwater Management	3
2.4	Proposed Land Use / Zoning.....	4

EXHIBITS

Exhibit 1	Context Map
Exhibit 2	Site Plan from Approved CDP
Exhibit 3	Amendment #3 Plan
Exhibit 4	Environmental Corridor Correspondence
Exhibit 5	Project Zoning Map

1.0 Introduction

The Stoner Prairie Neighborhood Comprehensive Development Plan (CDP) was adopted by the City of Fitchburg August 25, 2015, amended on November 24, 2015, and amended a second time on February 17, 2017. The CDP and associated amendments established the framework for residential (single family and multi-family) and industrial-commercial development for the 95-acre project area located near the northeast and northwest quadrants of the Lacy Road/Seminole Highway intersection all within the North Stoner Prairie Neighborhood and associated neighborhood plan (**Exhibit 1**).

The property owner, William Dunn, is seeking approval of a 2 lot Certified Survey Map (CSM) for the area to the west of Seminole Highway, on either side of the newly constructed Sub-Zero Parkway. The purpose of this Amendment #3 is to identify proposed changes to the CDP related to the area west of Seminole Highway. This area is referred to as the “Dunn - West” land or western Dunn Property within the original CDP and subsequent amendments.

The original CDP included a mix of single family and multi-family for the section of Dunn property east of Seminole Highway, south of Dunn O-Brien Street (now platted as Astor Drive). An initial CDP Amendment #1 revised the CDP to include only multi-family units for the section of Dunn property east of Seminole Highway, south of Astor Drive. A second CDP Amendment included revisions to remove the multi-family units and a ‘Street E’ included in the original CDP, replacing them with a single lot place of worship over the entire CDP #2 amendment area.

This Amendment #3 identifies changes to the initial and amended CDP related to the western Dunn property. This amendment will address proposed internal transportation/access plans, environmental designations (corridors and wetlands), stormwater management plans, and proposed zoning changes.

Roadway construction occurred on the western Dunn Property earlier this year. This involved extension of Sub-Zero Parkway in an east to west orientation to connect with Seminole Highway. This roadway was shown in the original CDP as ‘Buds Drive’. A public stormwater basin was constructed in conjunction with the Sub-Zero Parkway project, and is located north of Sub-Zero Parkway, along the western boundary of the Dunn Property. Sub-Zero Parkway divides the Dunn Property into two lots, i.e. northern and southern on the CSM. (**See Exhibits 2, 3**)

2.0 Proposed Development

2.1 Proposed Transportation Plan

All public streets within the proposed amendment area will be designed to meet the City of Fitchburg’s standard specifications and the North Stoner Prairie Neighborhood Plan. Access to these parcels are subject to site planning and land use needs. Approval of any access is subject to City of Fitchburg review.

The CDP shows a public roadway connection to Seminole Highway for the western Dunn property; via the recently completed City of Fitchburg Sub-Zero Parkway roadway project. Sub-Zero Parkway replaces what was previously labeled as ‘Bud’s Drive’.

The CDP also shows Marketplace Drive to be extended from the north to connect to Bud’s Drive, now known as Sub-Zero Parkway. This connection is no longer planned. As part of the City of Fitchburg’s Sub-Zero Parkway project, Marketplace Drive was terminated in a cul-de-sac east of the Sub-Zero/Wolf site and the Badger State Trail shared use path. Other circulating roadways on the Sub-Zero site to the west have been installed as well that will provide connection to the east-west Sub-Zero Parkway that now extends to Seminole Highway. The existing roadway network, combined with future internal Dunn Property roadways, will provide adequate roadway connectivity in the area and eliminates the need for the Marketplace Drive extension shown in the CDP.

As development occurs, access to the western Dunn property would potentially be served by:

- A new street (public or private) connection opposite of Astor Drive to Seminole Highway for northern lot. The access points will be public or private and provide connectivity through the site if needed.
- New private access points to Sub-Zero Parkway for both northern and southern lots. There may be potential for up to two accesses or more for each lot.

The original and amended CDP indicated a 65' landscape buffer and bike path easement along the west side of Seminole Highway. This amendment proposes to modify this to a 20' public easement. This will match the right of way corridor to the north and allow for installation of a future bike path if desired. The Badger State Trail just to the west of the Dunn Property provides a north-south connection for off road recreational users.

2.2 Environmental Designations

Environmental corridor designations are controlled by the Capitol Area Regional Plan Commission (CARPC). A mapped environmental corridor exists on the western Dunn Property and is reflected on Dane County GIS mapping. This designation was made because of an existing closed depression area identified as CD2 in the original CDP. The CDP also noted the potential for wetlands to exist in the closed depression (CD2). A wetland determination was done by Eco-Resource Consulting (ERC) in August of 2015. The wetland determination confirmed that there was a closed depression (CD2) on the site but did not identify any primary or secondary wetland indicators. Based on the August 2015 wetland determination, and DNR staff review of historical data, the DNR determined that no wetlands exist on the western Dunn property, and no formal wetland concurrence is needed for development of the amendment area. This was confirmed in a February 17, 2018 email. **(See Exhibit 4)**



Figure 1: Existing topography and surface drainage. "CD" indicates closed depressions identified in the North Stoner Prairie Neighborhood Plan.

The location of the closed depression is in the central portion of the north lot 1. To provide a more viable lot for development the owner will be seeking approval from CARPC to move the environmental corridor. This can be done through a "Minor Change" process with CARPC. Documentation associated with this request would include stormwater analysis and calculations showing that the hydrologic functions (detention and infiltration) would be maintained. A "Minor Change" request is pending CARPC approval. See correspondence with CARPC in Exhibit 4. The location of the environmental corridor is proposed to be moved to an expanded stormwater basin along the west property line of the Dunn parcel. A public stormwater basin was constructed in conjunction with the City of Fitchburg's Sub-Zero Parkway project, and is located north of Sub-Zero Parkway, along the western boundary of the Dunn Property.

2.3 Stormwater Management

The stormwater management system of the western Dunn property will adhere to requirements listed in the CDP which follow applicable ordinances and the urban service area amendment approved by CARPC. Below is a summary of these requirements:

- Maintain 100% of the pre-development infiltration (stay on) volume based on the 1981 annual rainfall series.
- Confirm soil conditions at proposed stormwater infiltration areas with borings conducted according to DNR Conservation Practice Standard 1002, including determining if shallow groundwater is present.
- Retain 80% of total suspended solids post-development compared to no controls.
- Control post-development peak discharge to pre-development rates for the 1, 2, 10 and 100-yr events.

A schematic plan of the anticipated stormwater management system is shown on Exhibit 3. The majority of the site will drain via storm sewer and graded swales to stormwater management facilities shown on the western portion of the amendment area. The facilities will provide detention and sediment control to meet the neighborhood plan requirement of maintaining 100% of existing infiltration (stay on).

Infiltration areas will be incorporated into the stormwater facilities. Shallow clay-rich soil that is present throughout much of the area to a depth of 5 – 7 feet will be removed and replaced with sandy soil to enhance infiltration rates by providing a hydraulic connection to underlying sand. This matches procedures recently done for the construction of the stormwater basin in the north Lot 1 associated with the Sub-Zero Parkway roadway improvement project done earlier this year.

All storm water management facilities and infiltration areas for the area west of Seminole Highway are anticipated to be in private easements. The basins will be sized to fully contain the 100-year 24-hour storm for lots in developed condition. The proposed stormwater basins for the western Dunn property will include a redesign and expansion of the basin on Lot 1 and a new stormwater basin on Lot 2. The existing stormwater basin on the northern Lot 1 is currently dedicated to the public. As a result of the proposed expansion of the basin to accommodate development of Lot 1, this facility will be converted to a private facility as per direction by the City of Fitchburg staff. The stormwater basin on the southern Lot 2 will be designed treat stormwater for this lot and will also be a private facility.

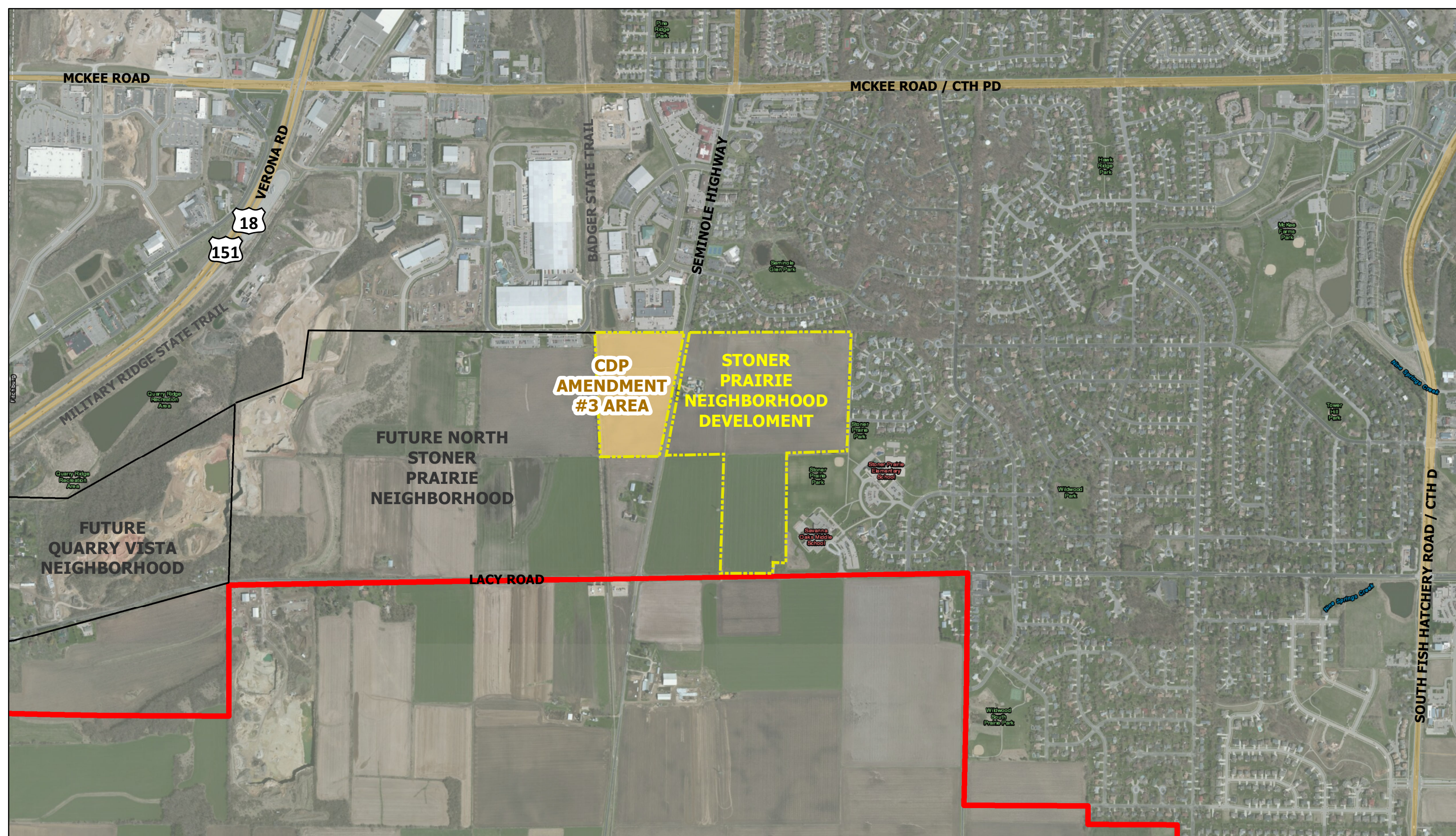
The impervious surface percentage of the lots used in the hydrologic analysis were determined in consideration of the proposed land use and zoning.





2.4 Proposed Land Use / Zoning

The uses in the western Dunn property area are planned to be similar in form, quality and scale to the existing Industrial-Commercial development found along Seminole Highway between McKee Road and the existing east-west power lines to the north of the property. This is consistent with the North Stoner Prairie Neighborhood Future Land Use Plan. The plan calls for offices, showrooms, warehouses and light industrial buildings that offer trade and/or services for businesses and individuals.

The western Dunn property is currently zoned A-S, Small Lot Agricultural. The CDP identifies proposed zoning for the western Dunn property to consist of Business General (B-G) for the north lot 1, and Industrial Specialized (I-S) for the south lot 2. This amendment is proposing to modify the proposed zoning of the south lot to Business General (B-G) to be consistent with the north lot. **(See Exhibit 5)**

EXHIBIT 1



-  Proposed Plat Boundary
-  CDP Amendment #3 Area
-  Future Planned Development Boundary
-  Urban Service Area Boundary

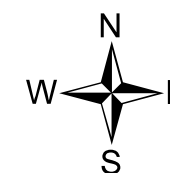
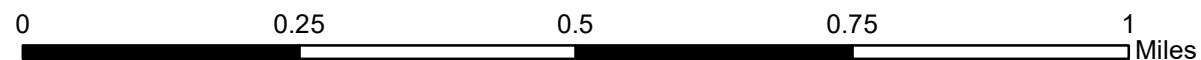



Exhibit 1: Project Context

CDP Amendment #3

August 21, 2018



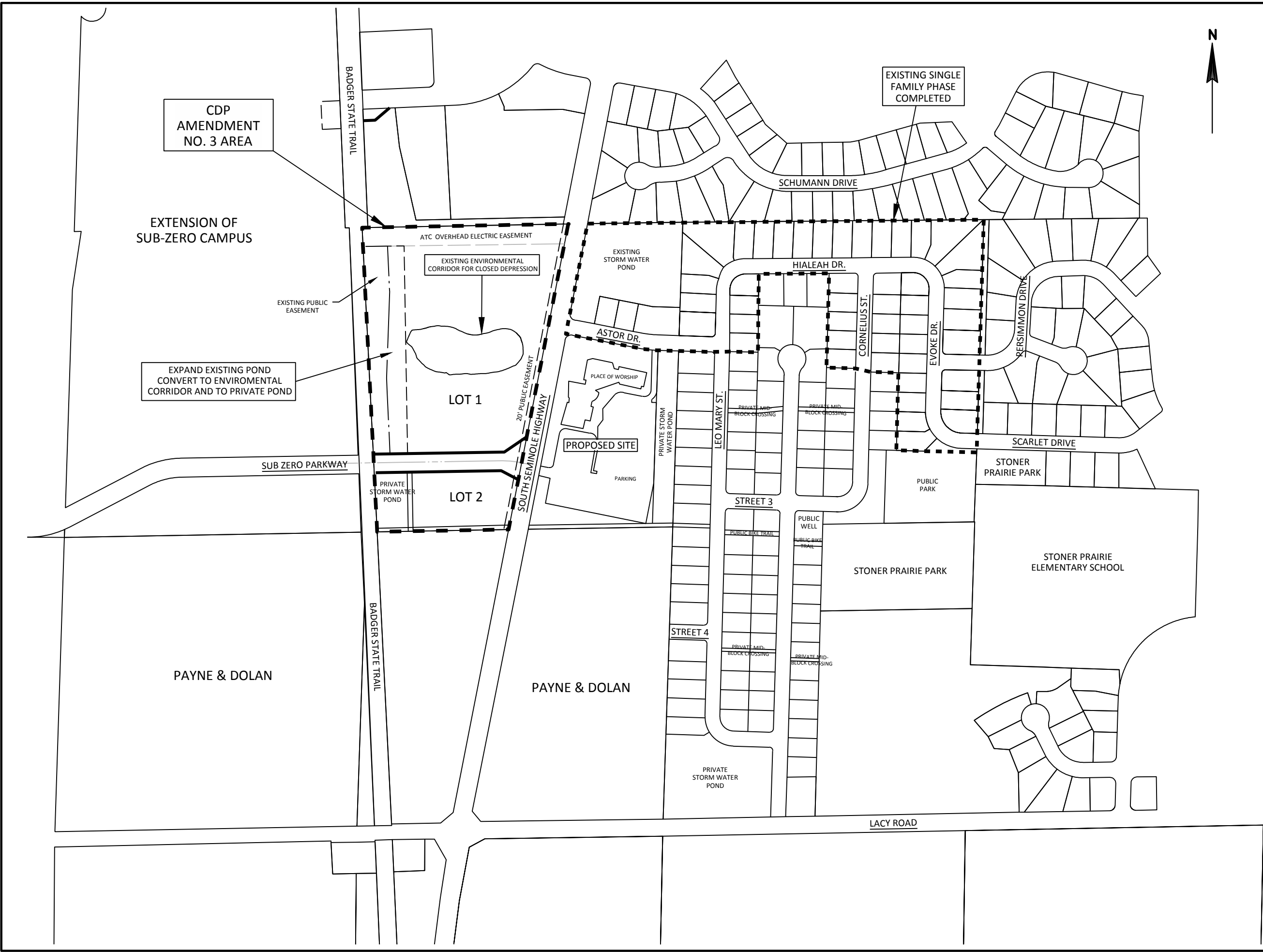
EXHIBIT 2

Graphic Scale	
Myser Number	14-0200
Set Type	PLANNING
Date Issued	07/21/2015

Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



EXHIBIT 3



Engineering

[A] Better Experience
5400 King James Way
Suite 200
Madison, WI. 53719
Phone: (608) 663-1218
Phone: (800)-810-4012
<http://klengineering.com>
email@klengineering.com

DUNN PROPERTY

CDP AMENDMENT #3

Project No: 18052-000
Date: 08-21-2018
Designed By: BB
Drafted By: STD
Checked By: BB

Revisions:

Exhibit #3

EXHIBIT 4

From: Rortvedt, Eric - DNR <Eric.Rortvedt@wisconsin.gov>

Sent: Saturday, February 17, 2018 10:49 AM

To: Molstad, Neil E - DNR <Neil.Molstad@wisconsin.gov>; Dave Bruce <dave@bruce-realestate.com>

Cc: billthefarmer3@gmail.com; 'Phil Sveum' <psveum@cbsuccess.com>; 'Michael Zimmerman' <Michael.Zimmerman@fitchburgwi.gov>; Peich, Wendy M - DNR <Wendy.Peich@wisconsin.gov>

Subject: RE: Bill Dunn's land on Seminole Hwy.

Hi Mr. Bruce,

Neil Molstad copied me as I am a storm water engineer that reviews many of the storm water permit NOI applications for Dane County. DNR has procedures for screening storm water construction site applications for wetlands, which commonly but not always requires formal wetland determination concurrence through Neil's program. Based on the ERC determination letter and Neil and my review of historic aerial photos, I have determined that this site may be considered clear of having a wetland without a formal wetland concurrence through Neil and the DNR wetland ID program.

Please attach this email and the ERC wetland determination letter with the storm water NOI application as verification that this site has been screened and determined to be clear of wetlands.

Thanks,

Eric Rortvedt, P.E.

Phone: (608) 273-5612

Eric.Rortvedt@Wisconsin.gov

From: [Rupiper, Mike](#)
To: [Dave Tollefson](#)
Cc: [Susan Badtke](#); [Mike Scarmon](#); [Brian Veit](#); [Vandermuss, Tony](#)
Subject: RE: Dunn Property - Fitchburg; Environmental Corridor Status
Date: Thursday, August 09, 2018 10:23:40 AM
Attachments: [image001.png](#)

Hi Dave,

Thanks for writing up a summary of our discussion.

Just a couple of corrections/clarifications as noted below in red.

The Environmental Corridor cannot be eliminated without a Major Change, but it can potentially be moved to the location of the constructed stormwater management practices that are proposed to replace the hydrologic (detention and infiltration) functions of the existing Closed Depression.

Let me know if you have any questions or would like to discuss in more detail.

- Mike

Mike Rupiper, PE, ENV SP

Director of Environmental Resources Planning

Capital Area Regional Planning Commission

210 Martin Luther King Jr. Blvd. Room 362

Madison, WI 53703

Phone: 608-266-9283

From: Dave Tollefson [mailto:DTollefson@KLEngineering.com]
Sent: Thursday, August 09, 2018 10:04 AM
To: Rupiper, Mike
Cc: susan.badtke@fitchburgwi.gov; Mike Scarmon; Brian Veit
Subject: Dunn Property - Fitchburg; Environmental Corridor Status

Hi Mike,

Thanks for the phone call this morning. I just wanted to make sure my understanding of the issues we discussed regarding the Dunn Property in the City of Fitchburg are correct. Please correct me if I misunderstood anything.

As we discussed:

- The Environmental Corridor designation on the Dunn property was identified due to the potential for wetlands, and due to the presence of a natural Closed Depression system that is used for groundwater recharge and stormwater **detention and infiltration**. Absence of wetlands does not eliminate the environmental corridor status.
- The Environmental Corridor was identified and designated as part of the planning process for the City of Fitchburg's North Stoner Neighborhood Plan and the CARPC Resolution 2014-14 for the USA Amendment.

- Moving ~~and/or eliminating~~ the Environmental Corridor designation is possible, but only if the ~~hydraulic hydrologic (detention and infiltration)~~ functions of the Closed Depression are preserved elsewhere, and shown through Stormwater Analysis/Calculations.
- ~~Elimination~~ Moving of the Environmental Corridor would be a Proposed Stormwater Management Facility change, and would be considered a Minor Change.
- The Minor Change process would require the submittal of a Site Plan, and appropriate Stormwater Analysis and Calculations, showing that the property would maintain the ~~hydraulic hydrologic (detention and infiltration)~~ functions of the Closed Depressions.
- The timeline for a formal request to CARPC is approximately 2 weeks; a decision on this issue could be reasonably expected to follow the same timeline.

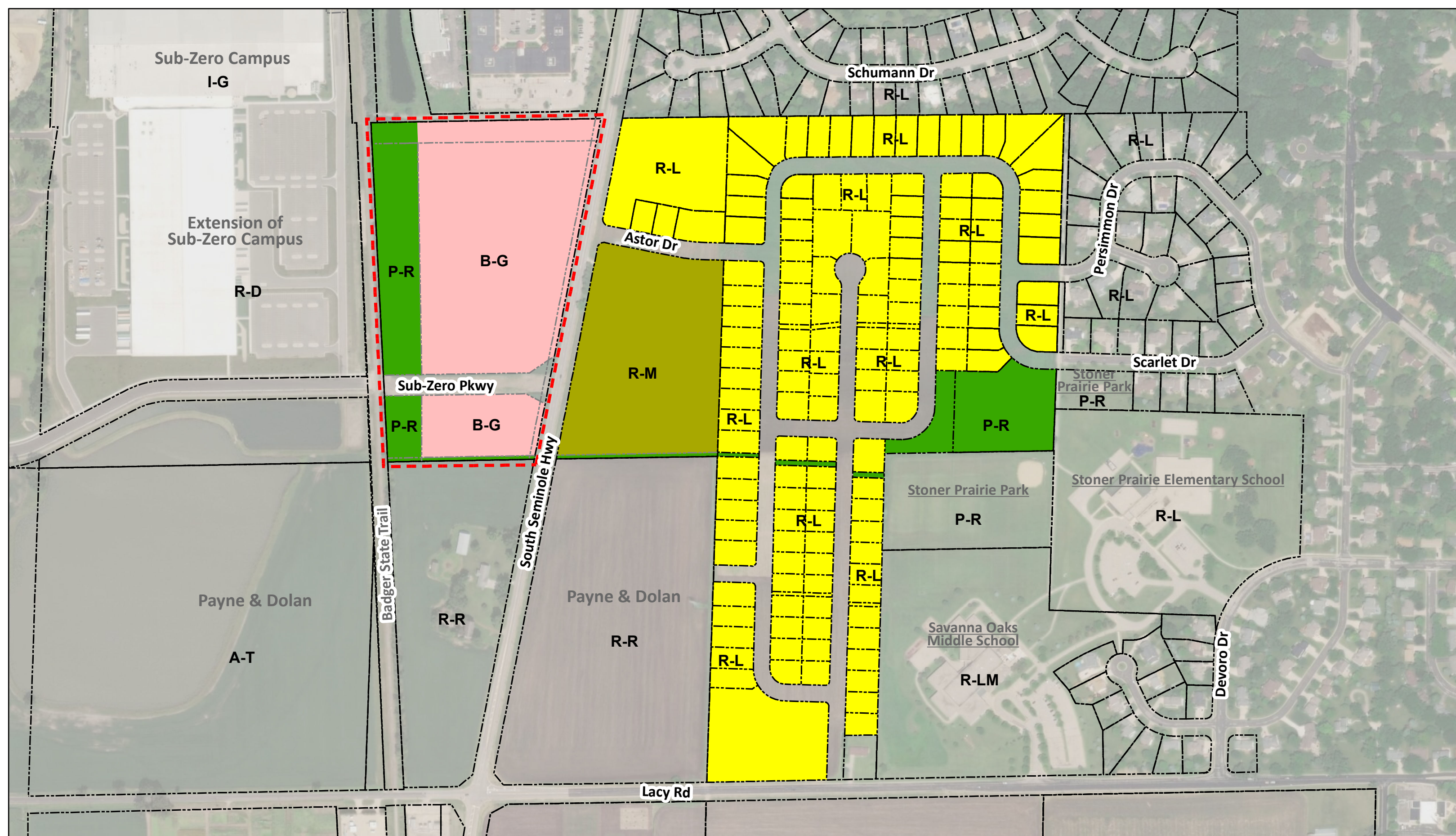
Thanks again for your help today.






Dave Tollefson
Environmental Manager

KL Engineering, Inc.
5400 King James Way, Suite 200
Madison, WI 53719
608.663.1218, ext. 807
dtollefson@klengineering.com



EXHIBIT 5



-  CDP Amendment #3 Area
-  Business General (B-G)
-  Low Density Residential (R-L)
-  Medium Density Residential (R-M)
-  Parkland Lot (P-R)

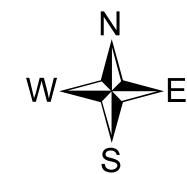
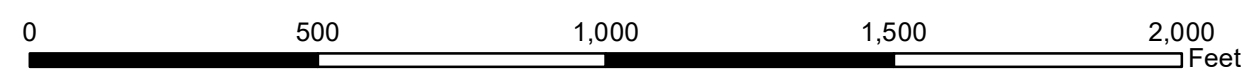


Exhibit 5: Project Zoning

CDP Amendment #3

August 21, 2018

